
SECTION 3: PROJECT DESCRIPTION

3.1 - Project Location

The project is located in the southwestern portion of the City of Newport Beach in Orange County, California (see Exhibits 3-1 and 3-2). The project site encompasses approximately 10.45 acres and is located between Balboa Boulevard and Newport Bay and between 15th Street on the east and 19th Street on the west. Major arterial access is provided along Balboa Boulevard with secondary access to the project site along 15th Street, 18th Street, and 19th Street. Regional freeway access to the site is provided by the Costa Mesa Freeway (SR 55) and the San Joaquin Hills Transportation Corridor (SR 73).

3.2 - Project Characteristics

Generally, the project site is bounded by a portion of a public beach and Newport Bay to the north (See Exhibit 4.1-1). Immediately east of the public beach is the American Legion Post 291 Yachting Club/marina that can accommodate up to 46 boats. Also east of the project site is an asphalt parking lot and boat storage, Veteran's Park, residential, and a commercial building (located at the corner of 15th Street and Balboa Boulevard). The area south of the site includes Balboa Boulevard and residential homes. The residences consist of single-family and multiple-family homes. The area west of the site includes 18th Street, a small hotel, single-family homes residences, and 19th Street. The residences consist of single-family and multiple-family homes.

The project site encompasses approximately 10.45 acres and presently supports the Marina Park mobile home park (3.83 acres), Girl Scout House (0.34 acres), community center (0.50 acres), Las Arenas Park (1.50 acres), the Southern California Edison parcel (0.14 acres), Veteran's Park (0.47 acres), alley, sidewalk, and 19th Street restroom (0.97 acres), beach (2.16 acres), and the portion of the project site within Newport Bay (0.54 acres).

The proposed project includes the Multi-Purpose Building at the Balboa Center Complex (0.23 acres), Sailing Program Building at the Balboa Center Complex (0.25 acres), the Girl Scout House (0.16 acres), marina services building (0.03 acres), parking areas (1.47 acres), park (4.89 acres), beach (1.75 acres), and marina basin (1.67 acres).

As shown above, the proposed project will increase the existing park-designated land of 1.97 acres to 4.89 acres

Fifty-seven mobile homes utilize the greatest portion of the project site. All primary utilities are in place for the project site because of the existence of these mobile homes. New service lines from the primary utility lines will be required. Existing views to the Bay from Balboa Boulevard are blocked

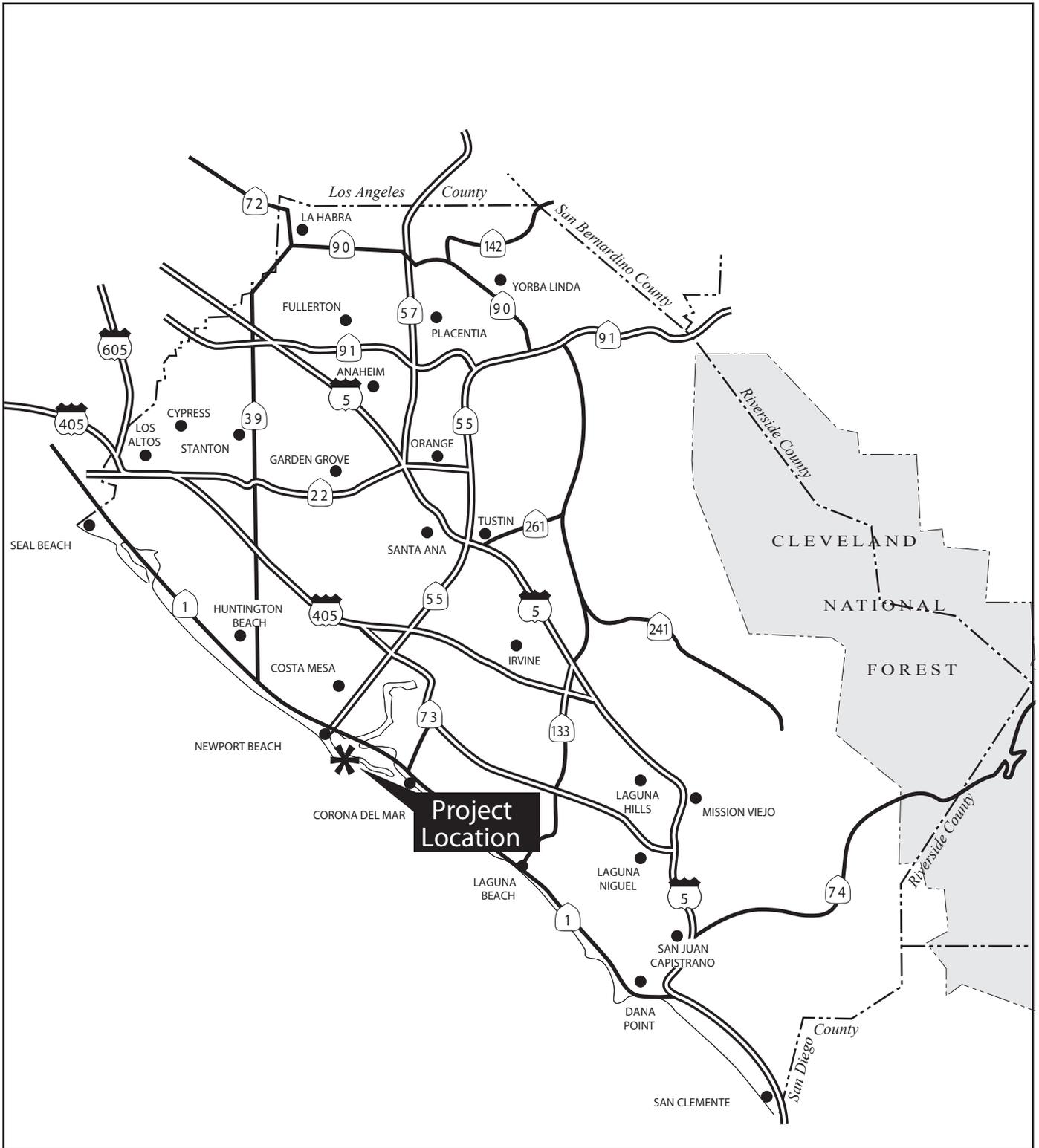
by the mobile homes. All mobile homes and other structures currently existing onsite will be removed.

A 10-foot wide concrete walk located at the extreme east end of the site currently provides physical access to the beach. Four tennis courts, the Neva B. Girl Scout House, and a small children's play area are adjacent to Balboa Boulevard in Las Arenas Park. Located at the intersection of 18th street and Bay Avenue is currently an outdoor boat launch, allowing watercraft to launch into Newport Harbor. Additionally, the Balboa Community Center is located on the site fronting Balboa Boulevard. None of the facilities are suitable for reuse in the new park development.

The proposed project will provide for passive and active areas. The passive area will include an open lawn area and an interactive play area. The active areas will include a children's play area, tennis courts, and two half-court basketball courts. The public short-term visiting vessel marina is proposed to accommodate visiting vessels for up to 30 days. Utility hook-ups are proposed to be available for the marina. Bathrooms and laundry areas are proposed adjacent to the marina. The Balboa Center Complex will include rooms for educational classes as well as community events. A cafe will be located in the Sailing Program Building at the Balboa Center Complex, and will include room for sailing classes. The two tennis courts are proposed on the eastern portion of the site adjacent to 15th Street. In addition, an existing bathroom on the public beach adjacent to 19th Street would be reconstructed. Furthermore, the sidewalk and wall between 18th and 19th Streets will be replaced. Public beach access will be enhanced.

Amenities to the park include picnic tables, restrooms, showers, play areas, benches, and public beach access to the water. The existing palm trees will be replanted in the park to frame the view to the Bay. Turf, groundcover, and shrubs will comprise the ground view. The Sailing Program Building will be bordered with enhanced planting and paving. Trees selected for the site will be located so as to not obstruct the view to the Bay yet provide shade with broad, high canopies. Accent shrubs and flowering groundcover will be planted at intersections of paths, at gathering places, and adjacent to buildings.

Exhibit 3-3 illustrates the location of the proposed uses. The project includes 33,818 square feet of enclosed floor area on the 10.45-acre project site. This results in an average Floor Area Ratio or FAR of the proposed Project, defined as the ratio between total gross floor area of all buildings on a lot and the total area of that lot, of approximately 7.5 percent. Table 3-1 details the size of project components, with discussions to follow.



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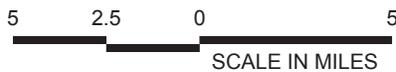


Exhibit 3-1 Regional Location Map

CITY OF NEWPORT BEACH • MARINA PARK
ENVIRONMENTAL IMPACT REPORT



Source: Thomas Guide Digital Edition, 2003.

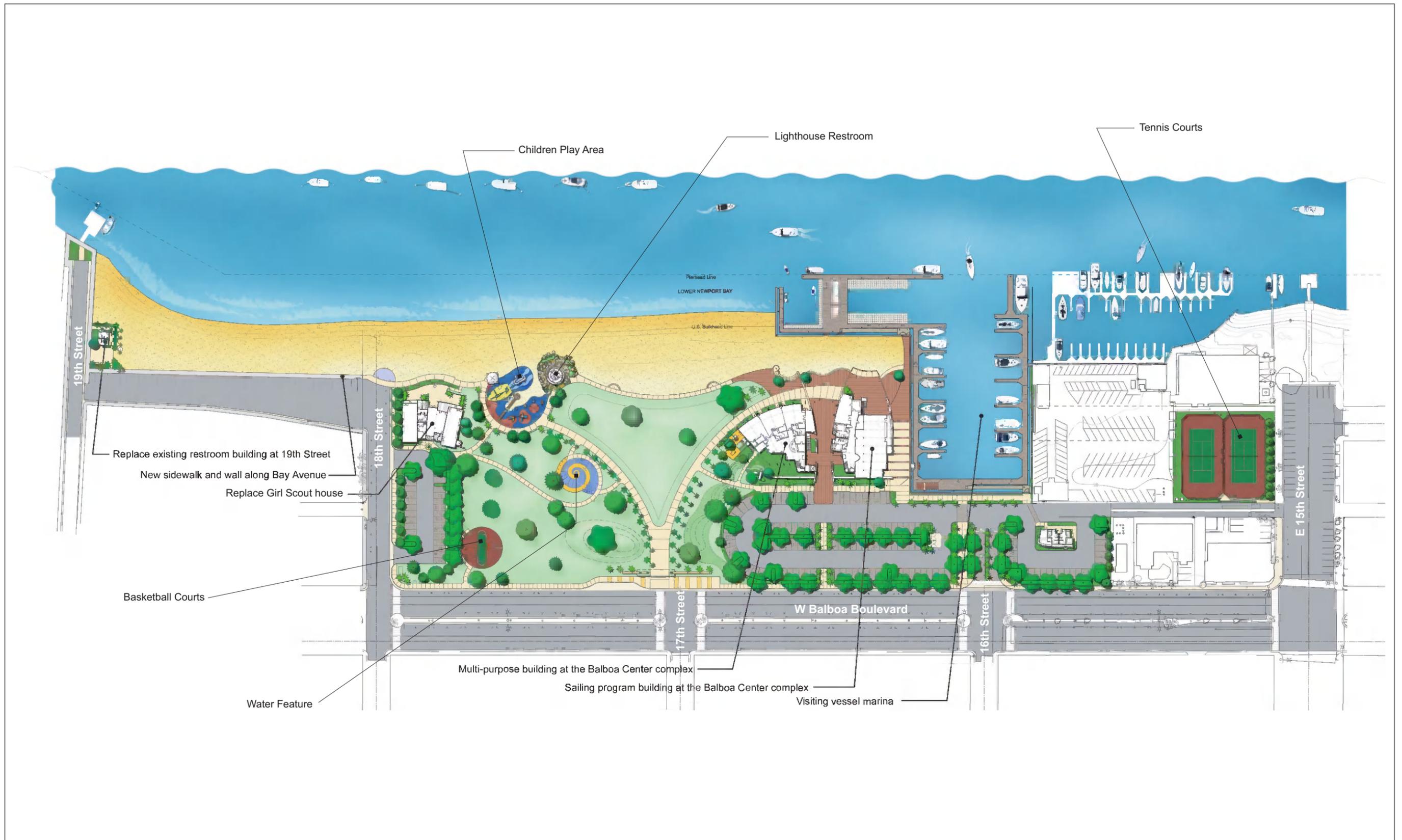


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Exhibit 3-2 Local Vicinity Map

CITY OF NEWPORT BEACH • MARINA PARK
ENVIRONMENTAL IMPACT REPORT



Source: Rabben/Herman Design office.



NOT TO SCALE

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Exhibit 3-3
Site Plan

CITY OF NEWPORT BEACH • MARINA PARK
ENVIRONMENTAL IMPACT REPORT

Table 3-1: Project Components

Land Use	Quantity
Multi-Purpose Building at the Balboa Center Complex (includes second floor deck)	14,563 sf
Sailing Program Building at the Balboa Center Complex (includes second floor deck)	12,427 sf
Visiting Vessel Marina	23 Slips
Marina Services Building (laundry, offices, etc.)	1,328 sf
Beach Area (sidewalk to mean high water level; marina to 19 th Street)	1.6 acres
Girl Scout House	5,500 sf
Children's Play Area - Active Play Equipment Area	6,160 sf
Children's Play Area - Water Play Area	2,520 sf
Tennis Courts	14,750 sf
Basketball Courts	2,900 sf
Parking	153 spaces
Notes: sf = square feet Source: Rabben/Herman, October 2008.	

The Marina

The proposed visiting vessel marina is located on the far northeast boundary of the site. The public short-term marina is proposed to accommodate visiting vessels for up to 30 days. It serves as a buffer between the park and the boat storage and parking lots for American Legion Post 291. The layout of the marina will create a fairway perpendicular to the Bay and Balboa Boulevard.

The visiting vessel marina is proposed to include 23 slips with full hook-ups (providing shore power and water) for short-term overnight use: 21 slips, 40 feet in length; and 2 slips, 57 feet in length. A 200-foot-long dock will also be provided along the outside edge of the marina. Only five public visiting slips are currently available in Newport Harbor, located at the Harbor Patrol's Office (1901 Bayside Drive, Corona Del Mar, CA 92625). Approximately 100 off-shore moorings of the approximately 800 off-shore moorings in Newport Harbor are not currently occupied and are available for short-term rental through the Harbor Patrol. However, these off-shore moorings have no access to utilities and shore service is not available.

Concrete floating docks will be used throughout the proposed marina. The marina will also be fenced, and controlled security access will be provided at the southeastern corner. A marina building, containing an office, restrooms, and washing machines will be provided adjacent to the entry point in the parking area south of the main entry to the park.

Project Description

The water-side facilities include an American Disabilities Act (ADA)-accessible ramp (with a locking gate), and a floating dock structure that will provide on-water storage for sabots, CFJs, 420s and other dingy-type craft that might be used by the sailing program. A floating system will be used in conjunction with floating concrete docks to provide safe on-water storage and access. Space is provided for 30 sabot (on deck) and 45 small sailboats. The docks are configured in an “H-shape” with the larger area accessible from the south. This will provide the most desirable orientation taking into account the direction of the late afternoon winds. The smaller area to the north could be used for temporary docking between classes, swim tests, and temporary tie-ups for coach boats. Coach boats and small keel boats (if introduced to the City sailing program in the future) could be stored at designated slips in the visiting vessel marina.

Dredging will be required to create the proposed marina. The amount of dredging required is approximately 62,000 cubic yards.

Beach

Project implementation will result in a limited net reduction in beach area of approximately 0.5 acres. The net reduction is due to the establishment of the marina, the Balboa Center Complex, the Children’s Play Area, and the Lighthouse Restrooms, and the extension of some facilities extending into the existing beach sand area (see Exhibit 3-3). A total of eight preliminary candidate sites have been identified as potential sand disposal locations (see Exhibit 3-4).

Multi-Purpose Building at the Balboa Center Complex

The City plans to offer an extensive program plan upon opening of the Multi-Purpose Building at the Balboa Center Complex. The anticipated program plan, broken down by age level and program type, is as follows:

- **Pre-School** - Educational, day camp, arts and crafts, music, dance, and sports-type classes.
- **Youth** - Afterschool, day camp, educational, enrichment, dance, cooking, arts, karate, and music.
- **Adults** - Yoga, Pilates, enrichment, dance, fitness, computers, cooking, and music.
- **Seniors** - Bridge, fitness, enrichment, cooking, art, and dance.
- **Classes for All Ages** - Tennis, family cooking, dog obedience.

The Multi-Purpose Building will be available for private rentals (weddings, birthday parties, family reunions, and City events) during regular business hours and for after-hours use that could extend through 10:00 P.M. Anticipated year-round operating hours for the Multi-Purpose Building are as follows:

Monday - Thursday	8 AM - 8 PM
Friday	8 AM - 6 PM
Saturday	8 AM - 3 PM
Sunday	Available for Rentals

Exhibit 3-4: Sand Disposal Locations

Sailing Program Building at the Balboa Center Complex

The proposed Sailing Program Building at the Balboa Center Complex will include three flexible classrooms on the ground floor for use by the sailing programs as well as other City programs. These classrooms will open out to the Bay to provide an extension of activities to the outdoors. The second floor will provide administrative functions and a large room that accommodates up to 80 people. The room could be used as a large classroom, for banquets or be divided into four classrooms using moveable room dividers. This room will have 12-foot-tall operable windows leading to a large wrap-around dock-like deck and will provide a viewing deck with uninterrupted views of the proposed marina, park, the Bay and Lido Isle.

The Sailing Program Building will be accessible by a two-story gallery space leading to a medium-sized flexible meeting room and a reception area with views focused toward the park. Restrooms with lockers and showers will be located across the corridor from a day-lit indoor space for storage and maintenance of the boats and equipment used in the sailing program. The second floor will include a café and administrative offices, both having views of the park and the sailing facilities.

The Sailing Program Building at the Balboa Center Complex will offer a range of ocean-based activities, planned to include sailing, windsurfing, rowing, canoeing, kayaking, marine science and other programs, and boat safety/certification. Classes and camps will be offered year round. Some equipment is planned to be available for rental daily during the summer months, and on weekends during non-summer months. Private lessons will be offered year round. The Sailing Program Building will also be available for rental year round. Anticipated hours of operation for the Sailing Program Building for June to August are as follows:

Monday - Thursday	8 AM - 8 PM
Friday	8 AM - 6 PM
Saturday	8 AM - 3 PM
Sunday	Available for Rentals

Anticipated hours of operation for September to May are as follows:

Monday -Friday	3 PM - 8 PM
Saturday	7 AM - 5 PM
Sunday	Closed

The Sailing Program Building will also be used for special programs in the evening on weekends, holidays, and summer months that could extend through 10 PM.

The Sailing Program Building is planned to include a café, serving breakfast, lunch, and dinner daily. Seating will be for 56 customers (32 inside and 24 outside). Expected hours of operation for June to August are as follows:

Monday - Saturday	7 AM - 9 PM
Sunday	7 AM - 7 PM

Expected hours of operation for September to May are as follows:

Monday - Saturday	7 AM - 8 PM
Sunday	7 AM - 6 PM

The Girl Scout House

The replacement Girl Scout House will be a 5,500 square foot building located on the far west of the project site along 18th Street, adjacent to the beach and the Children’s Play Area. Anticipated hours of operation and intended uses of the Girl Scout House will be the same as the existing hours of operation and uses and are described as follows, divided between the school year (mid-September through early June) and the summer season (early to mid-June through early September). From mid-September through early to mid-June, the Girl Scout House would be used Monday through Thursday for troop meetings and adult leadership meetings from approximately 1:00 PM until 9:00 PM. Also during this period, troops would visit the facility for overnight stays from Friday afternoon through Sunday afternoon. The current facility is normally booked every weekend from September through June. During the summer season (mid-June through early September), the facility is utilized 7 days per week for troop stays spanning 3 to 5 days.

The Children’s Play Area

The children’s play area will be divided between an active play area and a water play area. A bridge and pier will link the active and water play areas. The proposed playground design is inspired by Newport Harbor. The rubberized play surface will be shaped in waves in two colors of blue. The various play structures will be positioned in a similar layout to the islands in Newport Harbor. All of the structures will have a nautical theme. Canopies to provide shade will be provided over the younger children’s play area and a separate seating area. The adjacent restroom and look-out area is themed to look like a lighthouse, and named the Lighthouse Restrooms. A ramp will spiral up the base of the lighthouse to provide views of the harbor. Large rocks with grasses growing among them will form the base of the lighthouse.

Public Tennis Courts

The tennis courts will be relocated to the existing American Legion Post 291 Park site adjacent to 15th Street. The tennis courts will have a 10-foot high vinyl-coated chain-linked tennis enclosure with windscreen. The tennis courts will include light fixtures to accommodate nighttime activities until 10:00 p.m. The light fixtures will be hooded so that light would be directed to the courts.

Parking

The entrance at 16th Street has been designed with one lane in and one lane out. The parking lot is designed to provide an internal loop circulation to accommodate drop-offs at the Balboa Center Complex, comprised of the Multi-Purpose Building and the Sailing Program Building. Cars are

arranged perpendicularly along the two aisles. The lot is divided by the main entrance and provides 127 parking spaces. The eastern lot could be used for employees, tennis players, and users of the marina and as overflow parking for the main lot.

Another parking lot is to be provided on the far west side of the park adjacent to 18th Street. This lot provides 26 spaces and will serve the Girl Scout House, the play areas, and the park in general. This lot is also designed with a flow-thru aisle to accommodate drop-offs at the Girl Scout House.

Parking areas will include permeable paving. This pavement will reduce runoff and will help filter the rainwater as it is absorbed into the sand of the peninsula.

The City of Newport Beach has retained Walker Parking Consultants to explore parking management alternatives for Marina Park and recommend a parking management strategy (see Parking Management Letter Report contained in Appendix K). Non-project parking capacity issues at Marina Park are likely to occur during peak summer weekends from June to September due to the potential of non-park users trying to use Marina Park parking facilities. The peak demand period begins in the early afternoon and subsides at nearly sunset. The report further suggests that during the peak summer period from June to September, events at Marina Park should be scheduled either early in the morning (e.g. beginning at 8 AM) or later in the evening to avoid the impact from beach visitors. The use of parking control, meters, and/or other systems (as outlined in the letter report contained in Appendix K) is anticipated to control parking turnover and ensure that onsite parking is available for Marina Park patrons.

Site Access

Pedestrian access to the park includes crosswalks on Balboa Boulevard at 15th, 16th, 17th, 18th, and 19th Streets. Pedestrians can also enter the park from the beach from the west.

Primary vehicular access to the park will be via Balboa Boulevard at 16th Street and secondary access will be via a controlled exit/entrance off 15th Street. Furthermore, 18th and 19th Streets will still provide access to the public beach. To maintain the maximum “Window on the Bay” no vehicular access into the Park is provided via the 17th Street intersection, keeping the middle of the park as open space and free of cars.

Lighting

The overall strategy for lighting Marina Park will be to achieve the level of lighting that is consistent with public safety. Lighting fixtures will be selected to minimize glare to areas that are offsite. Some accent lighting will be provided at major features of the park, and light levels around the buildings will be increased.

In addition, the lighthouse tower feature will also include a lighting fixture. The top of the tower will be clad with a glass skin comprised of individual glass panels with varying levels of tinting depending

on their sun orientation. There will be a single, non-directional light fixture suspended in the upper portion of the tower to act as an accent light. It is not intended to provide external illumination, but instead, to function as a marker highlighting the uppermost portion of the tower. The fixture will avoid emitting direct rays in any one direction and to minimize glare. It is also anticipated that there will be either red or blue low-intensity lights on masts on top of the tower as warning lights for aircraft.

3.3 - Lead Agency

The City of Newport Beach is the lead agency for the project and has discretionary authority over the project and project approvals. This Draft EIR has been prepared by the City of Newport Beach to assess the potential environmental impacts that may arise in connection with actions related to implementation of the proposed project. It is the intent of the City to allow all public infrastructure improvements and all future development described within this document, that are within the parameters established within the framework of this Draft EIR and have been sufficiently analyzed, without further environmental analysis.

3.4 - Project Objectives and Approvals

3.4.1 - Project Objectives

Development of the proposed Marina Park would be consistent with the City's intent to accommodate a land use and accompanying physical improvements on the project site and would meet the following objectives:

- Complement efforts to revitalize Balboa Village and enhance other commercial areas on the Peninsula;
- Redevelop the site with land uses that are consistent with, and permitted by, the legal restrictions on the use of tidelands.
- Enhance public access and community facilities on the site without any expenditure of tax revenue and without any fiscal impact on the Girl Scouts and other users.
- Ensure that site redevelopment does not generate noise, glare, or traffic that could adversely impact the residents in the vicinity or the American Legion Post 291 adjacent to the site.
- Provide for additional marine-related facilities that can be used by coastal visitors for sailing and boating.

3.4.2 - Approvals

A city or county may exempt itself from the provisions of its own zoning regulations, or it may amend its Zoning Code to include a provision that the regulations shall not apply to capital improvement projects. The Newport Beach Municipal Code does not currently include a provision to exempt capital improvement projects, such as the Marina Park project. Furthermore, the proposed

Zoning Code Update that currently is under is under preparation does not include such a provision for capital improvement projects undertaken in compliance with the City Charter. Therefore, the City, in this particular case, has exempted itself from the provisions of its own zoning regulations.

The proposed project has been presented in a public forum on numerous occasions, including focus group meetings and public outreach with representatives from the community. The design of the proposed project is consistent with the directive of the City Council and the Council-Citizens Committee Marina Park Design Ad Hoc Committee.

The Marina Park is a one of a kind capital improvement project. It is a unique community center/park/beach/marina facility, and in some cases, there are no specific development regulations or standards in the Code that apply to this type of facility. Should the City Council find that this project is not exempt from the zoning and development regulations of the Code, a use permit per the Newport Beach Municipal Code Section 20.65.055 would be required to allow the community and sailing buildings (Balboa Center Complex) to exceed the base height limit at 35-foot high and a modification permit per the Newport Beach Municipal Code Section 20.65.070 to allow architectural features, such as the sail feature on the Balboa Center Complex and the light house tower, to exceed the 35-foot height limit.

Following are the discretionary approvals by the City that are required for implementation of the proposed project. In addition to the following discretionary actions for the project, other concurrent and future approvals and ministerial actions by the City may be required for the implementation of the project. Other actions necessary to implement the project will involve Responsible Agencies and other agencies.

City of Newport Beach

- Coastal Harbor Activities Permit and/or Harbor Permit
- Demolition Permit
- Building Permit

Responsible Agencies

Responsible agencies for the project have discretionary authority over the following:

California Coastal Commission	Coastal Development Permit
Regional Water Quality Control Board	Section 401 Certification
	General Construction Activity Storm Water Permit
California Department of Fish and Game	Section 1602 Agreement

Other Agencies

Other required permits include the following:

- U.S. Army Corps of Engineers.....Section 404 Permit
Section 10 Permit
- National Marine Fisheries ServiceEssential Fish Habitat